



Agenda for Meeting 20-2016

CITY OF ROCKVILLE PLANNING COMMISSION

Charles Littlefield, Chair

Anne Goodman
Don Hadley

Gail Sherman
John Tyner, II

**Wednesday, November 9, 2016
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. EXECUTIVE SESSION

Convene in Open Session to vote on motion to go into Executive Session pursuant to Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland to consult with counsel to obtain legal advice regarding ex parte communications.

The Executive Session will be held in the Diamondback Terrapin conference room in the Rockville City Hall.

II. RECOMMENDATION TO MAYOR AND COUNCIL

- A. [Project Plan Application PJT2015-00005](#), JNP Chestnut Lodge, LLC for a proposal to amend Plan Residential Unit PRU2005-00022, to allow for six (6) townhouse units instead of seven (7) multifamily units and approval of a height waiver from Section 25.14.07.d.4, to allow for the tower elements maximum height to not exceed 52 feet, where feet 40 feet is required in the equivalent zone (RMD-15), on the former Main Lodge property, Parcel "I". Planner: Nicole Walters, 240-314-8215. [Exhibit-18 Public Testimony](#)

III. RECOMMENDATION TO BOARD OF APPEALS

- A. [Special Exception Application SPX2016-00390 and Variance Application VAR2016-00057, The Villages at Rockville](#) – To remove 9 triplexes (27 units in total) and in their place, construct two four-story independent living buildings and a structured parking garage for 132 cars in the R-400 Zone at 9701 Veirs Drive. Planner: Nicole Walters, 240-314-8215.

IV. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes
- E. FYI Correspondence

V. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

November 30, 2016
December 14, 2016

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since October 19, 2016:

- None

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.